

GETTING TO KNOW US

Wouldn't you think an inspection done by qualified professionals would result in a quality inspection? Well, although inspectors are to follow HUD's protocol uniformly, many times this is not the case.

Due to unpredictable differences and inconsistencies in interpreting the inspection process, protocol and compliance requirements, property owners, agents and managers suffer scoring lower than they should or failing altogether.

Unfortunately, many properties get themselves into trouble by failing 2 and 3 inspections in a row. When this happens, the property can and may be referred to The Departmental Enforcement Center (D.E.C.). If this happens, it becomes tough to get out. Specializing in **REAC**, **UPCS** and **HQS** Inspection & Consultant Services; knowing and understanding the inspection process and how HUD governs these programs allows **Total Footage Inspections** to take the guess work out the inspection.

Licensed and Insured Nationwide our REAC, UPCS and HQS inspection team brings over two decades of experience. The rare blend of knowing the Multi-Family/PHA industry challenges based on past residency and employment in public housing gives you the best of both worlds.

The unique educational-based approach we take not only facilitate your Multi-Family/PHA REAC, UPCS and HQS inspection requirements but also equip you with the tools to make the best decision concerning your inspection before it count and exceed requirement when it counts.

Let us connect the link between you and your next great inspection!

Go ahead, take the first step by
contacting us today...We will do the rest!
(856) 817-6303

COSTLY ASSUMPTIONS

**DON'T ASSUME: PREVIOUS PASSING SCORES
GUARANTEES FUTURE PASSING RESULTS.**

**DON'T ASSUME: REPAIRS MADE IN THE PRESENCE
OF AN INSPECTOR, WAIVERS THOSE DEFICIENCY
VIOLATIONS.**

**DON'T ASSUME: REHAB/MAJOR RENOVATION
EQUATES TO HIGH SCORING.**

**DON'T ASSUME: APPEALS WILL MOST LIKELY
WORK IN RETRACTING POINTS LOST ON YOUR
INSPECTION.**

DON'T ASSUME: INSPECTORS OPERATE THE SAME
(Inspectors as the saying goes "are like a box of chocolate,
you never know what you're going to get!!"®)

Let us ensure YOU don't fall in the "WE ASSUMED"
category...



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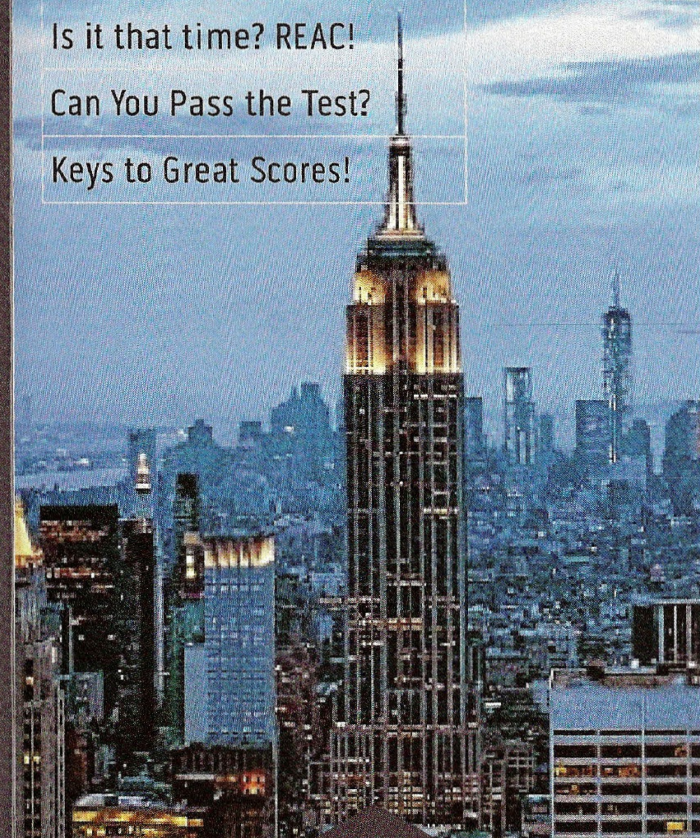
A Glimpse Inside...

Have You Gotten That Call?

Is it that time? REAC!

Can You Pass the Test?

Keys to Great Scores!



TOTAL FOOTAGE
INSPECTIONS, LLC



From foot to foot...we'll cover it all!

www.Xpertinspect.com

Have you gotten the call? Is it that time again? REAC! We'll cover it all!

Our Pre-REAC Inspections are done based on HUD's UPCS inspection protocol. This isintended to protect the housing residents, management and governmental agencies. Also to ensure decent, safe, and sanitary conditions are maintained.

Pre-REAC Analysis

We offer 100% inspection of the Site, Building Exterior, Building Systems, Common Areas and Units.

Our Site Prep

This service ensures the deficiencies recorded on the Pre-REAC Analysis report were corrected and that the corrections made will be acceptable to HUD.

REAC Inspection Escort

We provide Escort Consultants the day of your REAC Inspection, ensuring accurate recording of inspected items, (i.e. level & location).

Our (UPCS) inspections are preformed in compliance with HUD's PMA Program.

Annual 100% UPCS Inspections

Our Annual Inspections addresses public housing requirements as well as other subsidized residential housing. With our assistance minor deficiencies that unattended could lead to major expenditures are remedied.

**CALL US TODAY TO SET UP AN
INSPECTION! (856) 817-6303**

KEYS TO GREAT SCORES

Choosing the right help BEFORE your inspection makes all the difference!

Price isn't everything, knowing the experience and integrity of your consultant company will minimize future challenges that may arise due to inaccurate and/or misleading information.

Knowing your property condition and being able to make critical repairs BEFORE your inspection

Assessing your property condition and identifying the critical Site, Building Exterior, Systems, Common Area and Unit defects that could potentially cause your inspection failure. Then strategically mapping out a plan to replace and/or repair those deficiencies before your inspection will greatly improve your scoring results.

Knowing all inspection deficiencies are recorded accurately.

You may have made the necessary repairs to ensure the best possible inspection results but if the assigned inspector inaccurately record a violations, this could drastically hurt your score. Therefore, an escort consultant is vital to verifying accurate recording.

Professional Service Catered to your needs.

No matter the size large, small or in-between, you should be confident that your inspection will always be timely, efficient and fair.

**Office: (856) 817-6303
Fax: (856) 817-6017**

CAN YOU PASS THE TEST?



Building Systems
What is the defect here?



Common Area
What is the issue here?



Site
What is the problem here?